



October 17, 2024

Mr. James Torri
City of Joliet
Planning Director

Re: Vista Ridge

Dear Mr. Torri:

We are submitting the attached floor plans which are consistent with the Deer Crossing approved plans with the addition of the Townhome product intended for the Townhome section of Vista Ridge.

Ryan Homes is submitting the following plans:

- Ash
- Bayberry
- Cypress
- Elderberry
- Hazelnut
- Silver Oak
- Walnut
- Periwinkle (TH)
- The homes will follow the masonry requirements per the annexation agreement 3(d)

Sincerely,
NVR/Ryan Homes

Mike Ciabattoni
Market Manager & Vice President

Approved: _____

Date: _____



VISTA RIDGE - PRODUCT

JOLIET, IL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

A Long History of Quality

As America's fourth-largest homebuilder, NVR has been constructing sought-after homes for over 40 years.

We currently operate in 15 states and thirty-five metropolitan areas under the brand names:

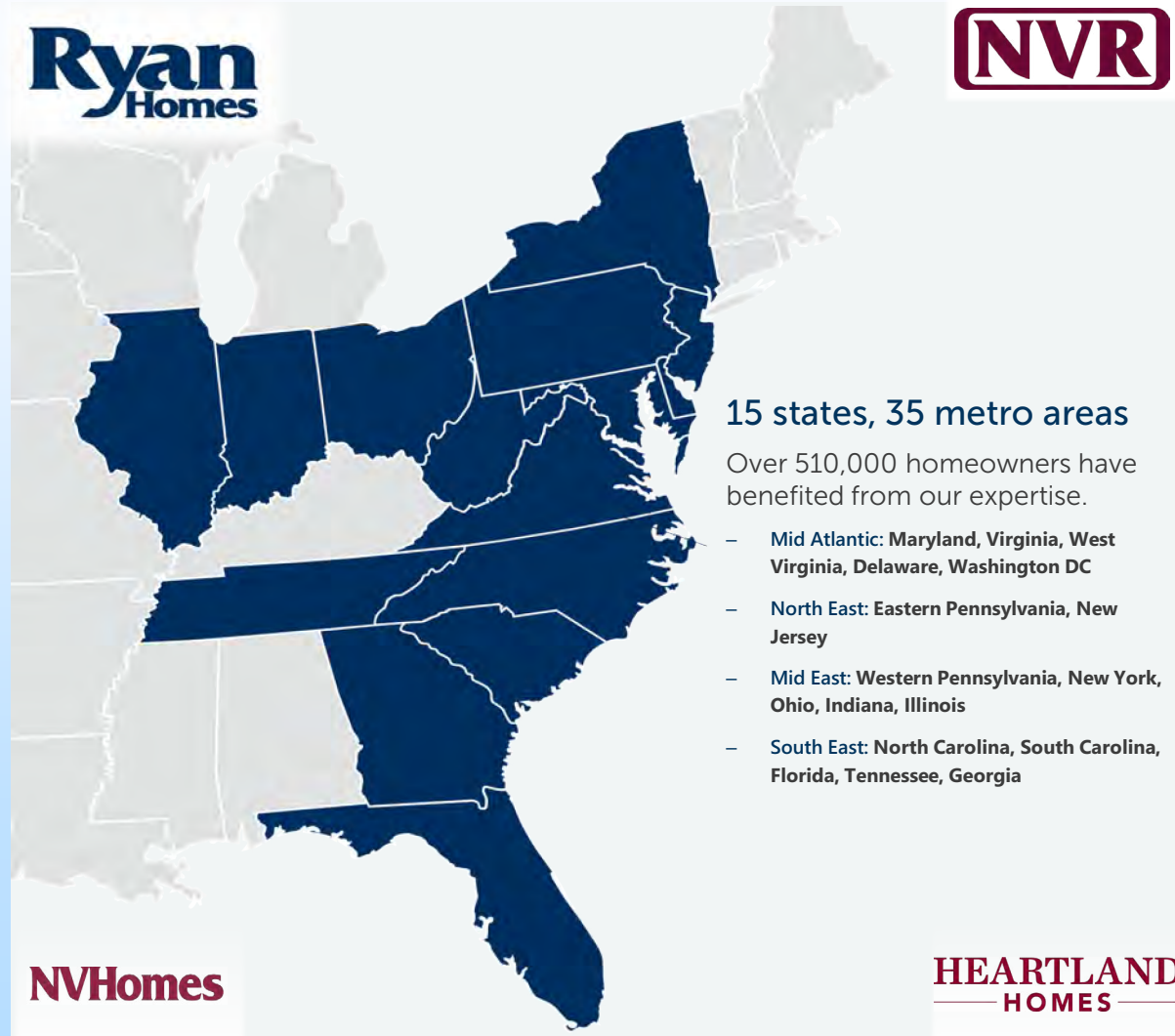
Ryan Homes

NVR

NVHomes

Heartland Homes

NVR builds single-family homes, townhomes and condos.



Local Success – Chicago, IL Market

Top 5 Builder in IL:

- 10+ Active Communities
- 473 Closings in 2023

2024 Projected Sales: **400+ Homes**



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Representative Projects:

Community	Subdivision Size	Type	Status
Deer Crossing	119	Single Family	87 Sales to Date
Railway Estates	110	Single Family	Sold Out
Grand Reserve	289	Single Family	209 Sales to Date
Green Ridge	104	Single Family	84 Sales to Date
Bristol Bay	70	Single Family	Sold Out



Product Offering – Single Family Detached



- **Single Story & Two-Story Homes**
- **3-5 beds**
- **2-Car Front-Loaded Garage**



*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

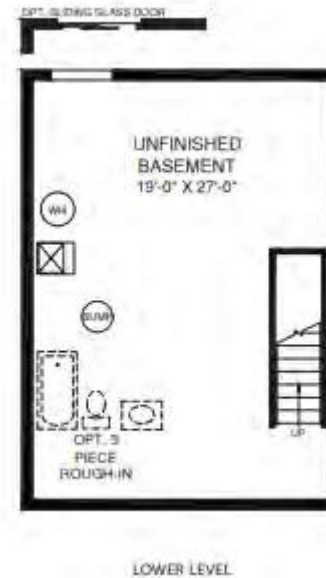
Elevations – ASH

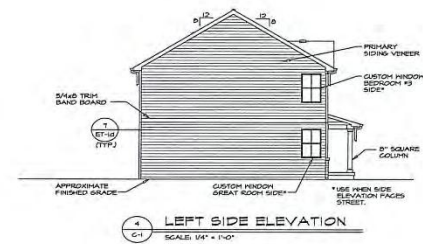
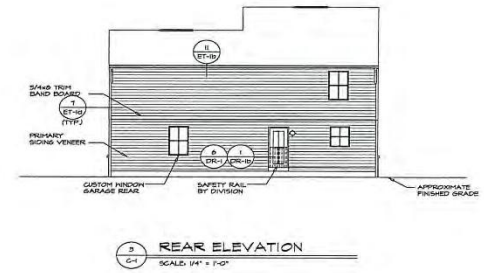
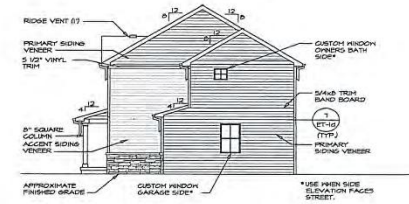


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1473 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – ASH





Elevations – BAYBERRY

BAYBERRY

ELEVATION K



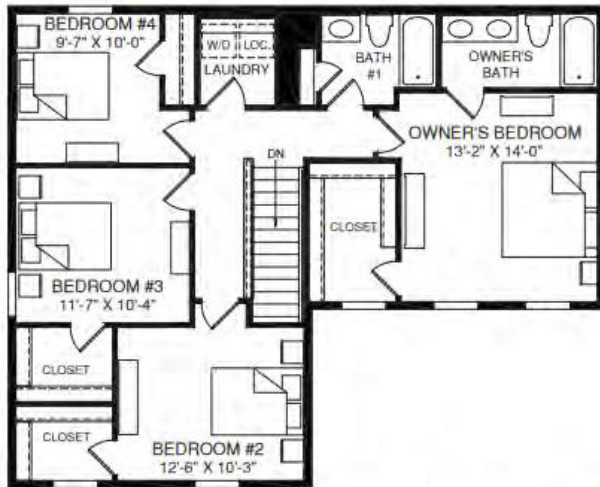
ELEVATION L



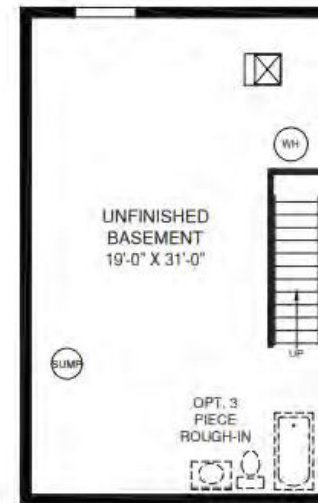
Standard: 4 Beds, 2 Baths, 2-Car Garage, 1714 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – BAYBERRY



OPT. SLIDING GLASS DOOR



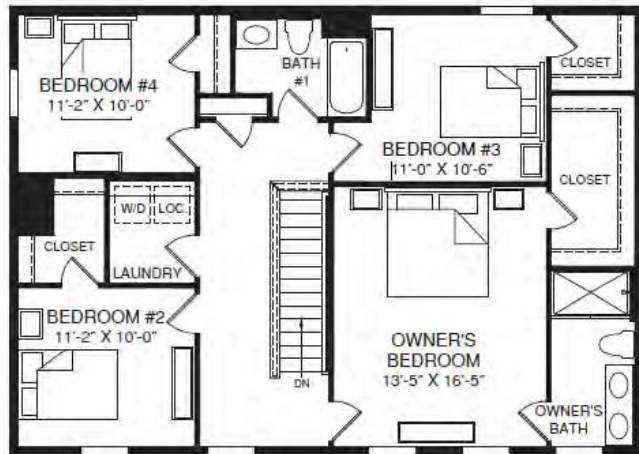
Elevations – CYPRESS



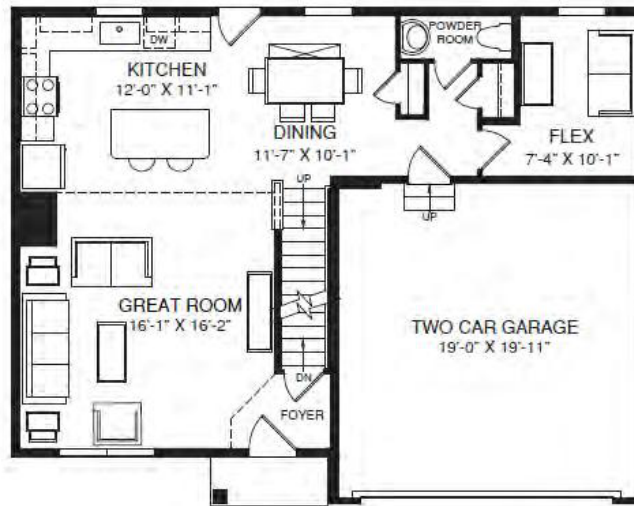
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1932 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – CYPRESS

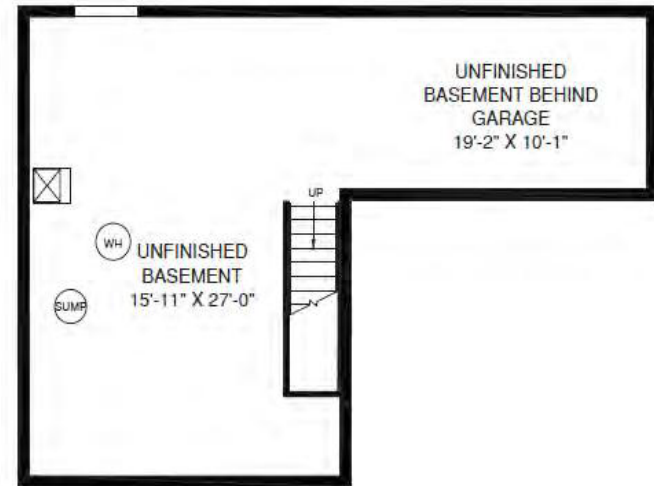


UPPER LEVEL

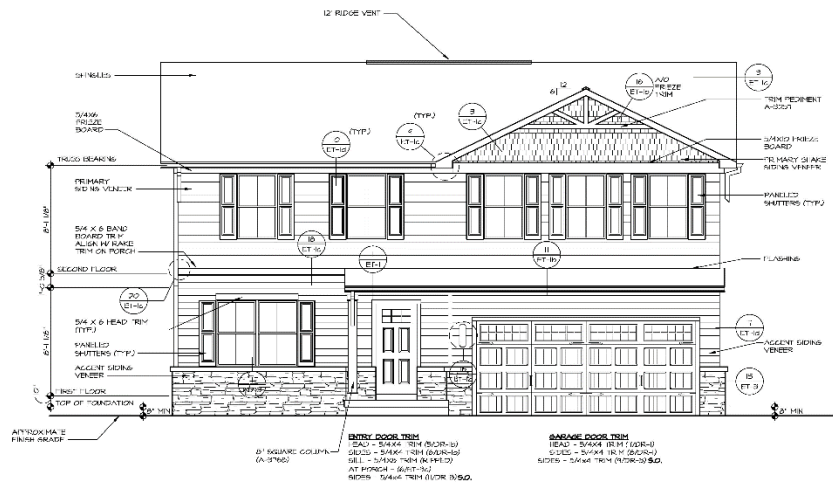


MAIN LEVEL

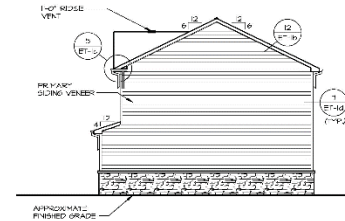
OPT. SLIDING GLASS DOOR



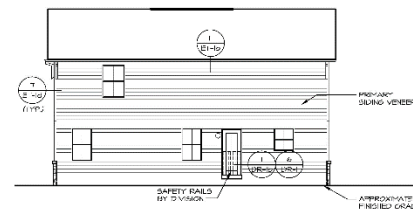
LOWER LEVEL



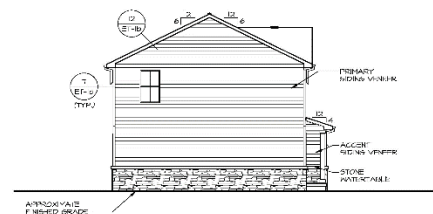
1
C.O. **FRONT ELEVATION - K**
SCALE: 1/4" = 1'-0"



2
C.S. **RIGHT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"



2
C.S. **REAR ELEVATION**
SCALE: 1/8" = 1'-0"



4
C.S. **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

DATE

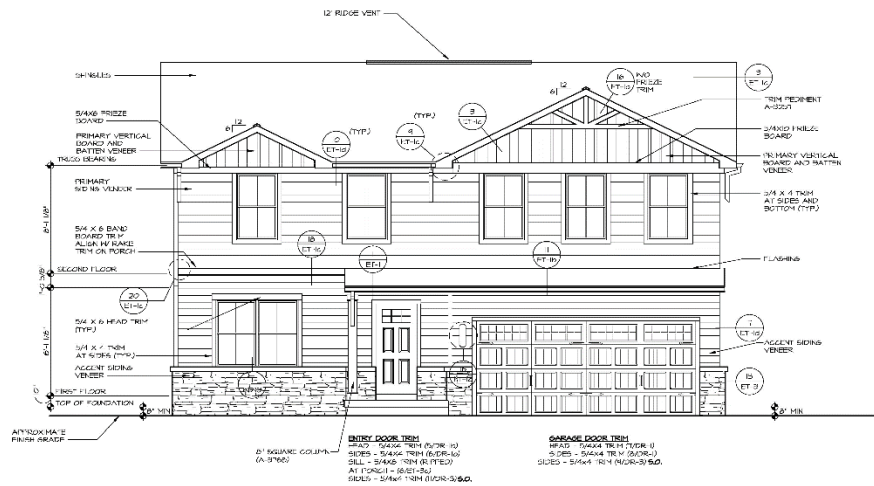
REV. NO.

1. All work shall be in accordance with the latest edition of the International Building Code (IBC) and the International Residential Code (IRC).
2. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
3. All work shall be completed within the specified time frame.
4. All work shall be done in a safe and sound manner.
5. All work shall be done in a professional and courteous manner.

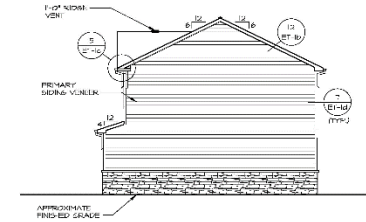
NVR
NVR, INC.
1000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.NVR.COM

SHEET NO. **CPYRESS**
1000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.NVR.COM

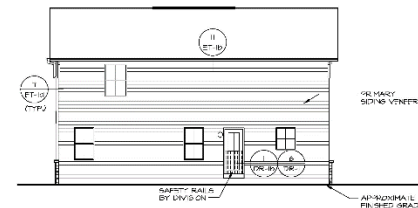
ELEVATION K
COMMUNITY OPTION STONE WATER TABLE



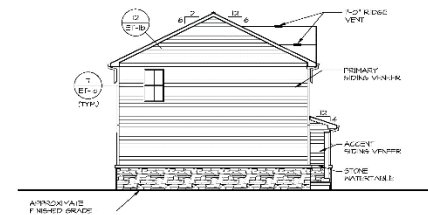
FRONT ELEVATION - L
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

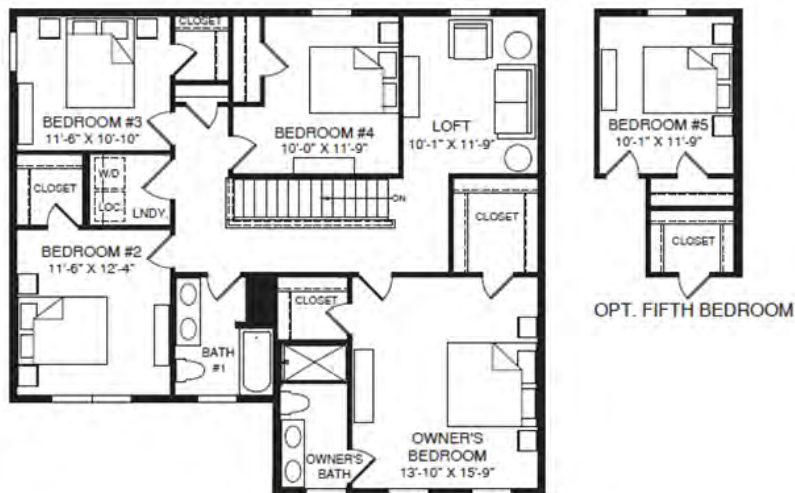
Elevations – ELDERBERRY



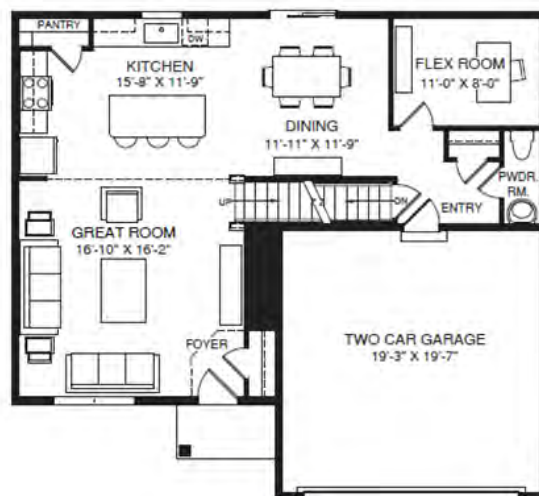
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2231 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

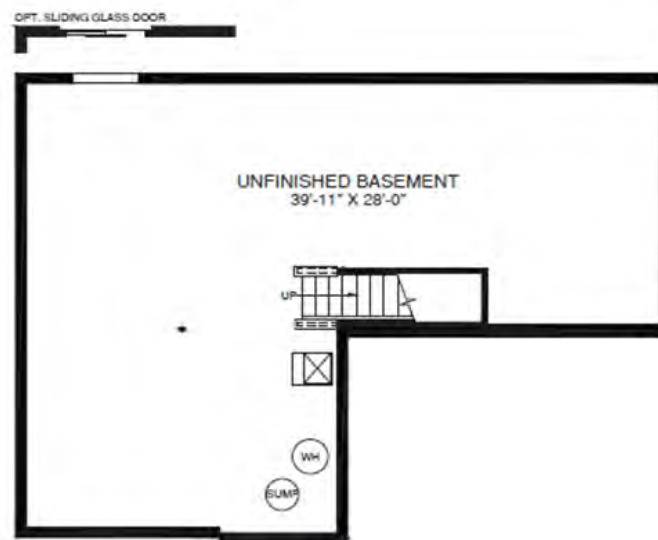
Elevations – ELDERBERRY



UPPER LEVEL

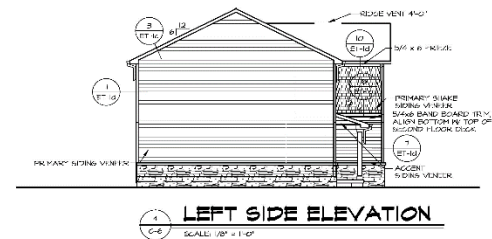
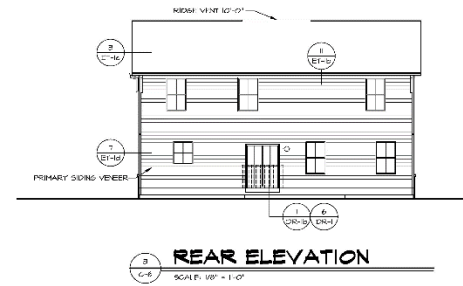
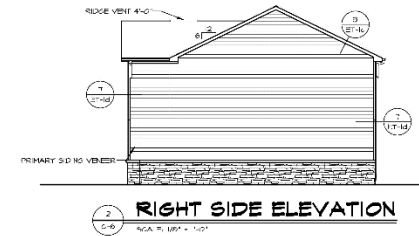
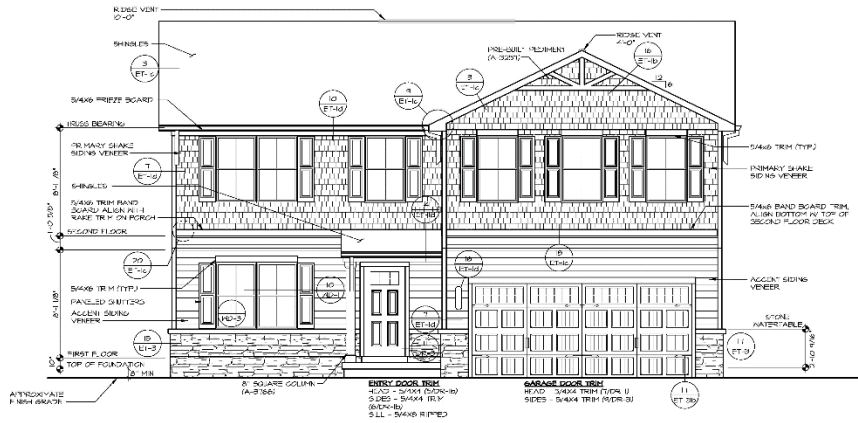


MAIN LEVEL



LOWER LEVEL





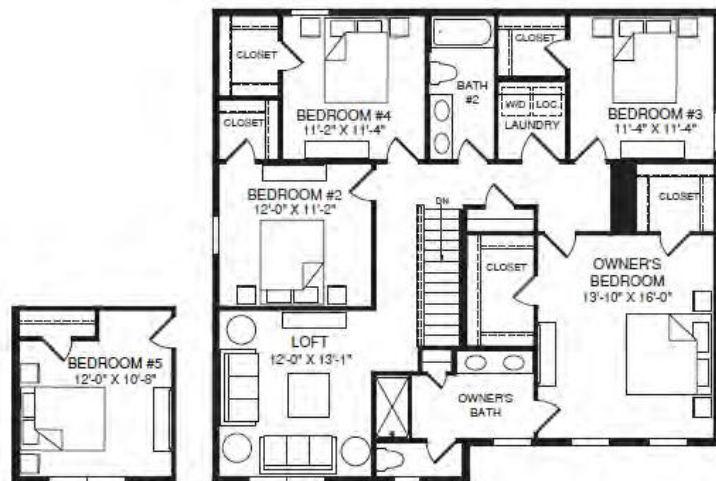
Elevations – HAZELNUT



Standard: 5 Beds, 3 Baths, 2-Car Garage, 2571 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – HAZELNUT

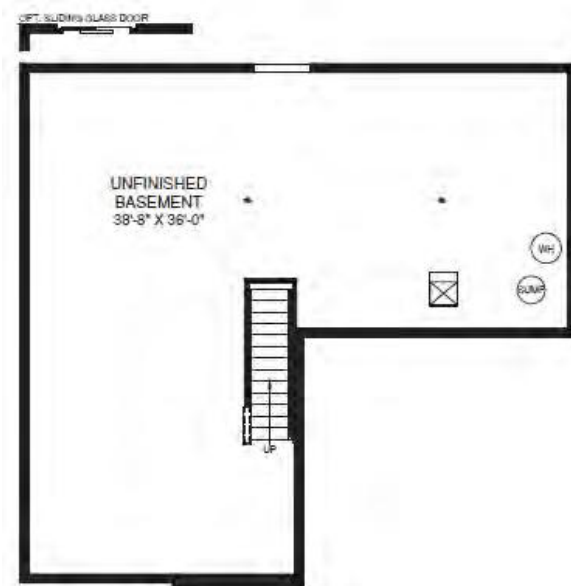


OPT. FIFTH BEDROOM
ILO LOFT

UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

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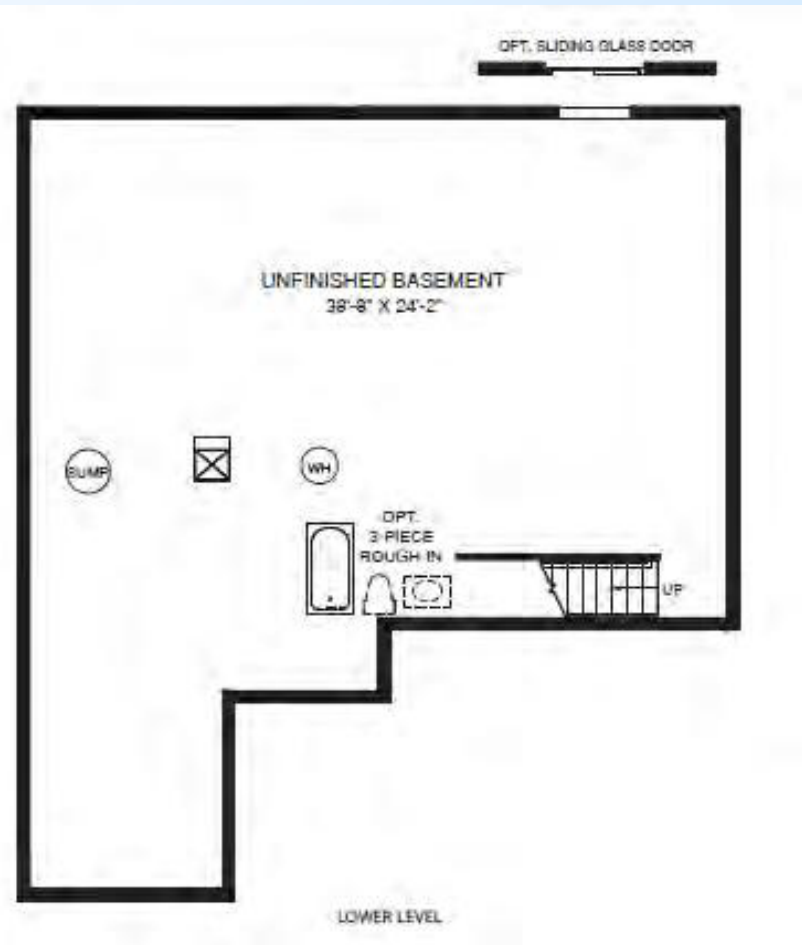
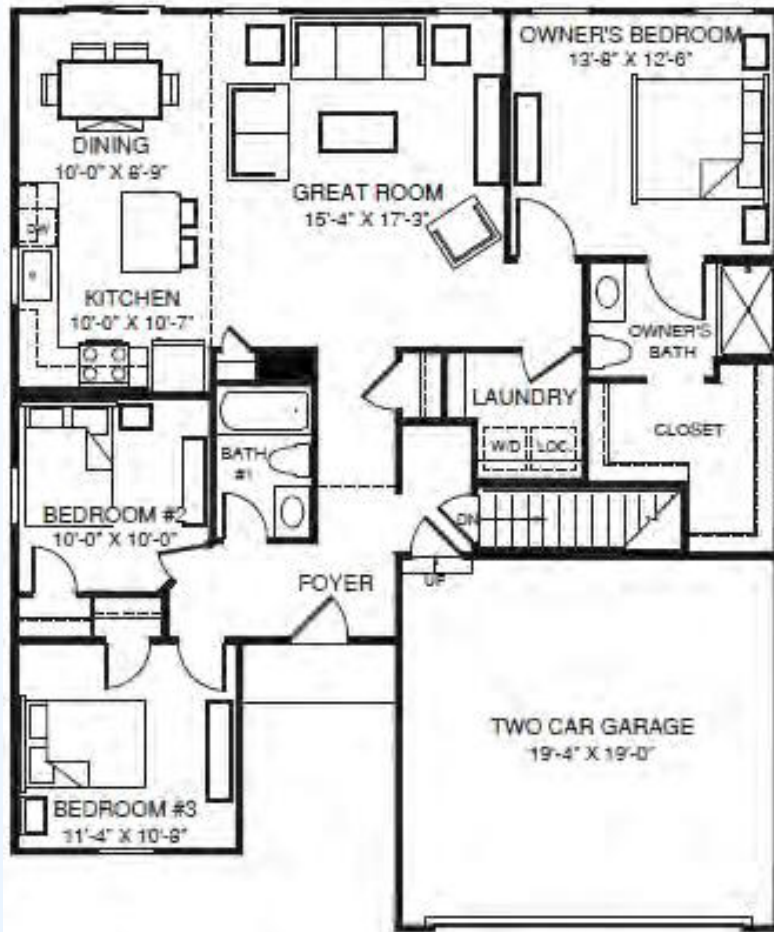
Elevations – SILVER OAK

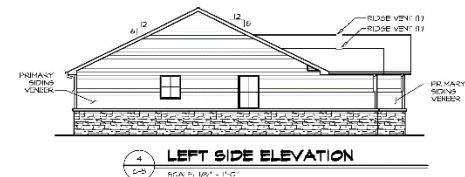
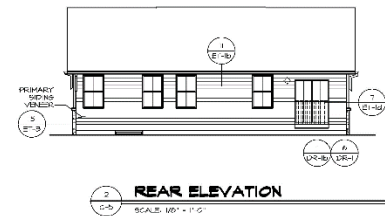
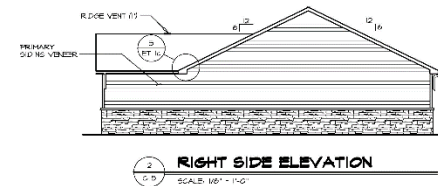


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1379 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

Elevations – SILVER OAK





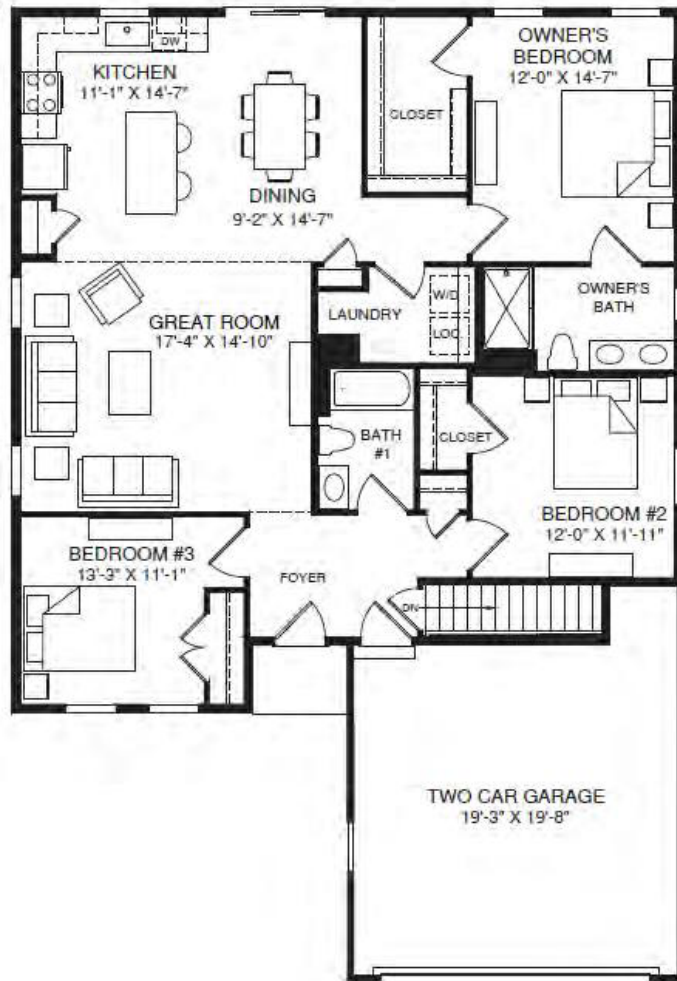
Elevations – WALNUT



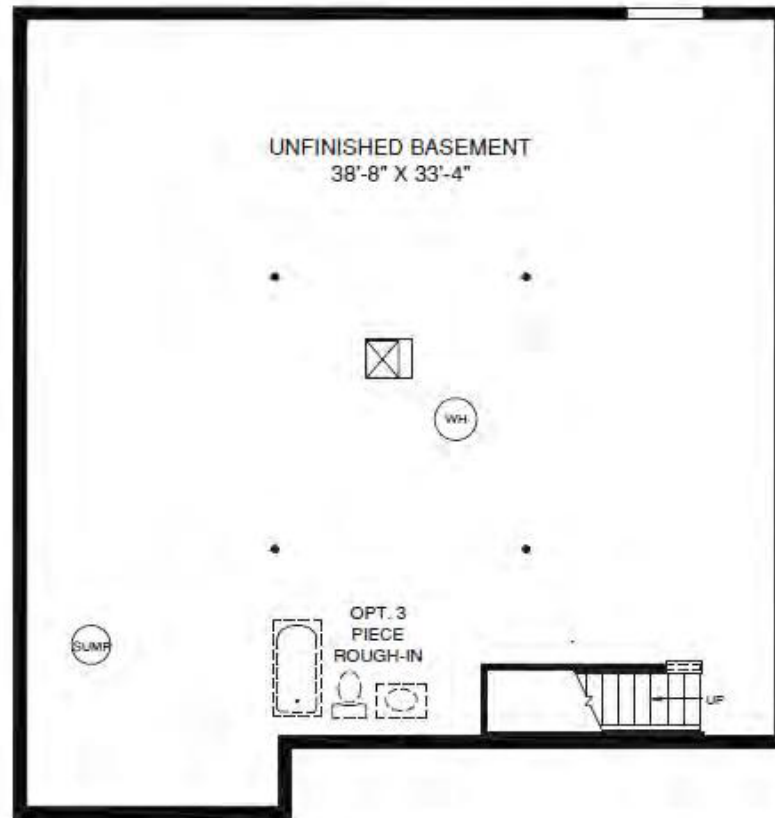
Standard: 3 Beds, 2 Baths, 2-Car Garage, 1560 SF

*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

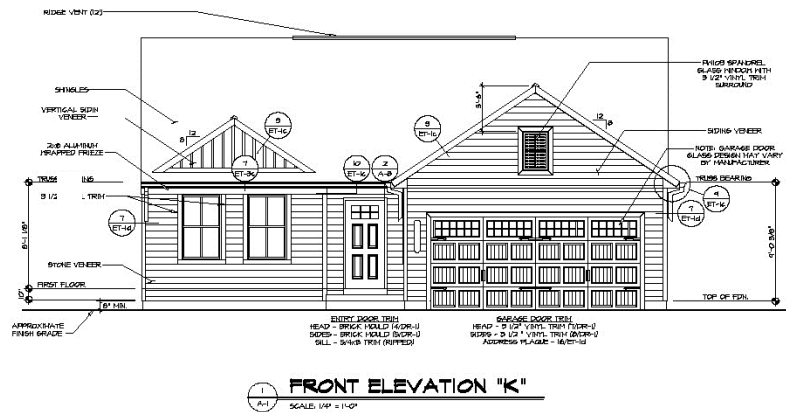
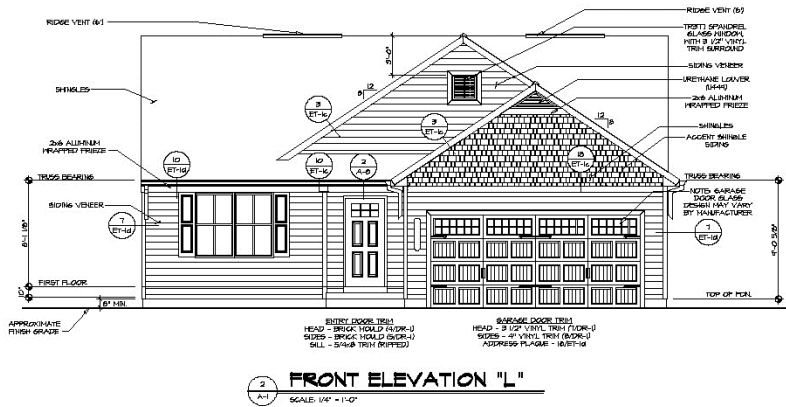
Elevations – WALNUT

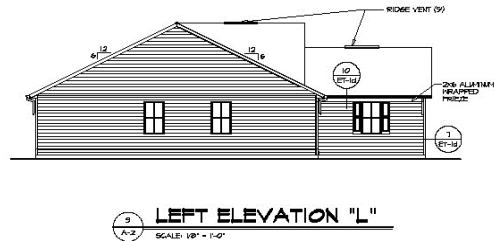
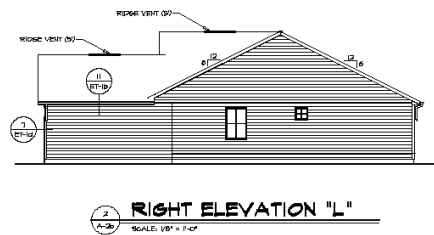
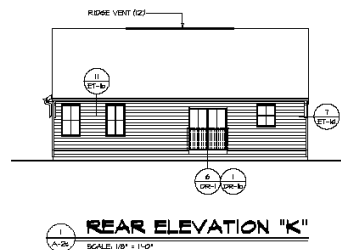
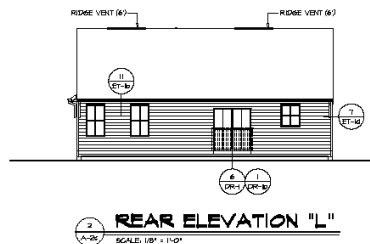


OPT. SLIDING GLASS DOOR



*** Note: Product will comply with masonry requirements pursuant to the Annexation Agreement:
Sec 3(d)**





Product Offering – Single Family Attached



*Typical Driveway Width: 12ft

(2-car minimum width)

*** Note: Product will comply with the Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

- **Two-Story Homes**

- **3 beds**

- **2 bath**

- **1513 SF**

- **Single Car Front-Loaded Garage**

Product Offering – Single Family Attached



STUDIES



1997



1



1

1



*** Note: Product will comply with Attached Product masonry requirements pursuant to the Annexation Agreement: Sec 3(d)**

SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: ELDERBERRY



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



SAMPLE INTERIOR: PERIWINKLE



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Thank You

Market Manager &
Vice President

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Land Acquisition Manager

Charles Conde
914.815.0243 | cconde@nvrinc.com